

CERT 19-04

May 6, 2004

PUBLIC NOTICE

S. C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT
COASTAL ZONE MANAGEMENT CONSISTENCY CERTIFICATION

In accordance with the S. C. Coastal Zone Management Act of 1977, as amended, Chapter V, S. C. Coastal Zone Management Program Document and the S. C. Administrative Procedures Act, the following projects have been received for determination of consistency with the S. C. Coastal Zone Management Program. Information on the Projects is available for public inspection at the:

*Office of Ocean and Coastal Resource Management
S. C. Department of Health and Environmental Control
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405*

Comments must be received within ten days of the date of this public notice by May 17, 2004. The following projects are listed by project name or applicant, location, type of activity, type of permit, and permitting agency (see attached list of abbreviations and keys):

Beaufort County

Shell Pointe Apartments, SCDHEC# 11657, SW# 07-04-05-02, TMS# R110-034-000-0004-0000, WW/WS, SCDHEC# 11657/49970, located off of Midtown Road, Port Royal, OCRM (SW) (WW/WS)
Coastal Contractors Site, SCDHEC# 11658, SW# 07-04-05-03, TMS# R120-029-000-0004-0000, WW/WS, SCDHEC# 11658/49971, located on Burton Hill Road across from Burton Fire Department, Beaufort, OCRM (SW) (WW/WS)
Sun City Hilton Head-Block 201, SCDHEC# 11660, SW# 07-04-05-04, TMS# R600-020-000-0001-0000, WW/WS, SCDHEC# 11660/49972, located on US 278 at SC Highway 170, Bluffton, OCRM (SW) (WW/WS)
Barony Sequel aka Surf Watch/Marriott Vacation Club #48864, P/N# 07-03-09-03-njw, has been modified to include additional property and additional federally non-jurisdictional wetland impacts. **The project now proposes to impact 0.74 acres of federally non-jurisdictional wetlands with on-site mitigation consisting of creation, preservation and enhancement through buffering.** OCRM Certification

Berkeley County

Clements Ferry Spec Building, SCDHEC# 11582, SW# 08-04-04-10, TMS# 268-00-00-090, located on Clements Ferry Road, Wando, OCRM (SW)

Dorchester County

Legend Oaks Plantation Phase II, SCDHEC# 11659, SW# 18-04-05-01, TMS# 160-00-00-054, located Highway 61 east of Peace Road, Summerville, OCRM (SW)

Georgetown County

Retreat Park, SCDHEC# 11537, SW# 22-04-04-02, TMS# 4-406-001, located adjacent to Waccamaw Middle School and Willbrook Plantation, Litchfield, OCRM (SW)

Horry County

Bass Pro Shops at Colonial Mall, SCDHEC# 11638, SW# 26-04-05-04, TMS# 155-00-012-12, located within the Colonial Mall complex along the west side of US Highway 17, Myrtle Beach, OCRM (SW)
Pier Watch Villas, SCDHEC# 11620, SW# 26-04-05-03, TMS# 145-05-44-020, 145-05-43-012, 145-05-42-009, located on Ocean Boulevard and 34th Avenue North, Cherry Grove Section, North Myrtle Beach, OCRM (SW)
Myrtle Beach Horry County School District, SCDHEC# 11617, SW# 26-04-05-01, TMS# 173-16-02-013, located adjacent to 29th Avenue North and Oak Street on three isolated areas on the school property, Myrtle Beach, OCRM(SW)
Carolina Trust Federal Credit Union, SCDHEC# 11416, SW# 26-04-04-08, TMS# 123-00-02-148, located on Highway 707 adjacent to M. L. Brown Building, Conway, OCRM (SW)
Dye Condos Phase I, SCDHEC# 11456, SW# 26-04-04-11, TMS# 143-00-01-054, located within the Barefoot Landing subdivision adjacent to Dye Clubhouse, North Myrtle Beach, OCRM (SW)
Cypress River Plantation Phase 2A, SCDHEC# 11558, SW# 26-04-04-16, TMS# 184-00-01-009, located off Highway 707 at Enterprise Road and Bay Road, Socastee Section, Myrtle Beach, OCRM (SW)
Cypress River Plantation Phase 2B SCDHEC# 11559 SW# 26-04-04-17 TMS# 184-00-01-009, located off Highway 707 at Enterprise Road and Bay Road, Socastee Section, Myrtle Beach, OCRM (SW)
Cypress River Plantation Phase 2C SCDHEC# 11557 SW# 26-04-04-15 TMS# 184-00-01-009, located off Highway 707 at Enterprise Road and Bay Road, Socastee Section, Myrtle Beach, OCRM (SW)

End

AGENCIES ABBREVIATIONS

BCDCOG	Berkeley, Charleston, Dorchester Council of Governments
BCWSA	Berkeley County Water and Sanitation Authority
EQC	Environmental Quality Control (SCDHEC)
DCWSC	Dorchester County Water and Sewer Commission
GCWSD	Georgetown County Water and Sewer District
GSWSA	Grand Strand WSA
LCG	Lowcountry Council of Governments
OCRM	Ocean and Coastal Resource Management
BCB	Budget and Control Board
FBPWD	Folly Beach Public Works Department
GCPW	Goose Creek Public Works
SCDHEC	S. C. Department of Health and Environmental Control
SCDNR	S. C. Department of Natural Resources
SCDOT	S. C. Department of Transportation
SCGO	S. C. Governor's Office
SCPSA	S. C. Public Service Authority
SCPW	Summerville CPW
USAF	U. S. Air Force
USACOE	U. S. Army Corps of Engineers
USDA	U. S. Department of Agriculture
USDE	U. S. Department of Energy
USDHUD	U. S. Department of Housing and Urban Development
USDOT	U. S. Department of Transportation
USFHA	U. S. Farmers Home Administration
USFWS	U. S. Fish and Wildlife Service
USFS	U. S. Forest Service
USICC	U. S. Interstate Commerce Commission
USMC	U. S. Marine Corps
USN	U. S. Navy
WCOG	Waccamaw COG
MPWWSC	Mount Pleasant Water Works and Sewer Commission
MCCPW	Moncks Corner CPW

PERMITS AND OTHER ABBREVIATIONS

404	placement of dredged or fill material in wetlands
AIWW	Atlantic Intracoastal Waterway
AMP	archaeological master plan
A-95	grant review form
AQ	air quality
COG	council of governments
CPW	commissioners of public works
DMP	dock master plan
FC	federal consistency
GR	misc. grant review
LF	landfill
ND	no discharge
NWP	nation wide permit
OTHER	misc. permit, grant, or plan
PER	preliminary engineering report
S/D	subdivision
SCNW	South Carolina Navigable Waters
SW	stormwater
UST	underground storage tank
WMP	wetland master plan
WS	water supply
WSA	water and sewer authority
WW	wastewater
WTP	wastewater treatment plant

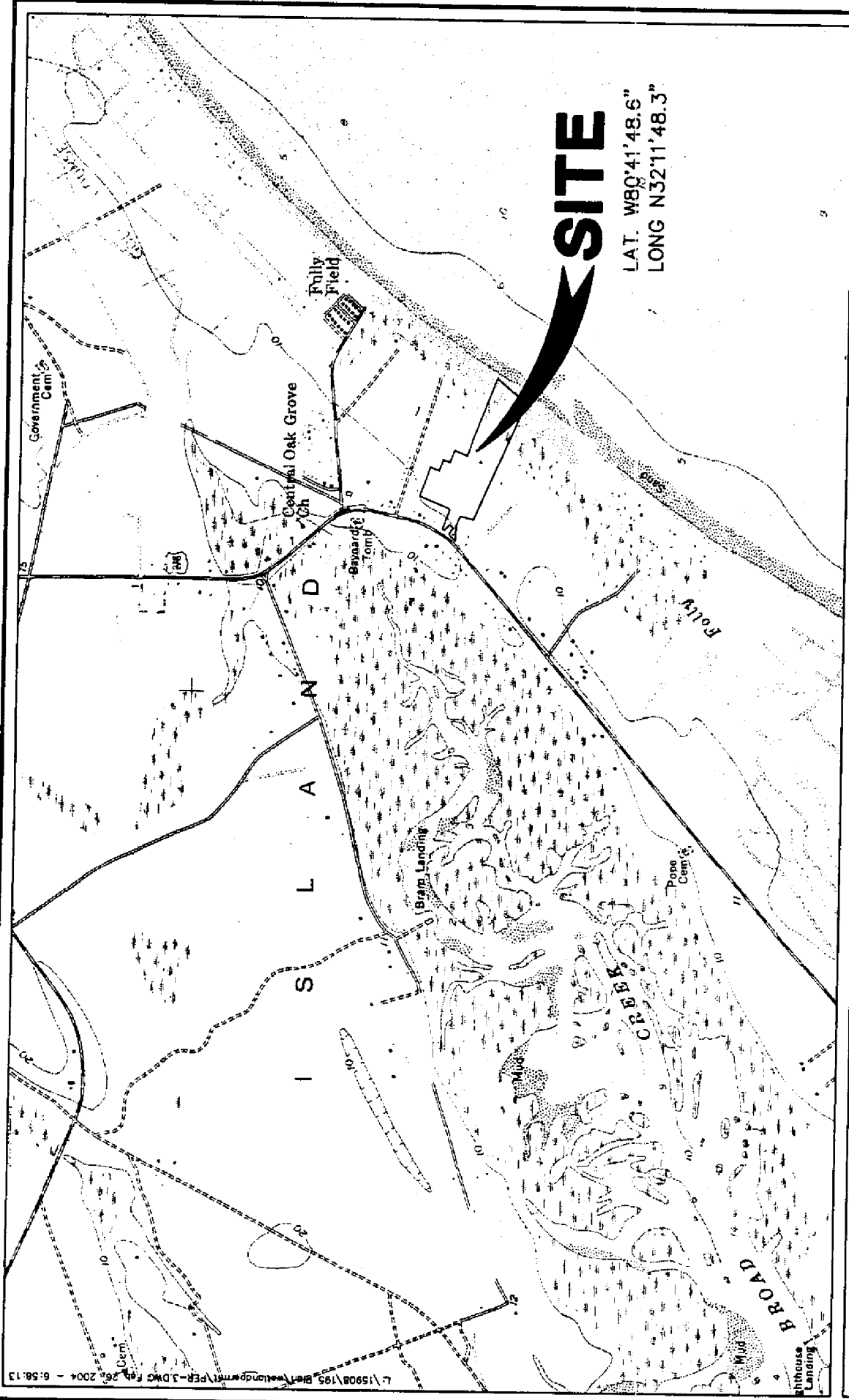
SPECIAL NOTES

***DMPs** Dock Master Plans - OCRM is reviewing the listed DMPs for planning purposes only. Permitting decisions will occur when future dock applications are processed by OCRM for individual property owners. This document is used as a planning tool it is not subject to the appeal. OCRM welcomes comments from the public on these planning documents.

****WMPs** Wetland Master Plans – OCRM is reviewing the listed WMPs for planning purposes only. Permitting decisions will occur when future applications are processed by OCRM, which include impacts to freshwater wetlands. This document is used as a planning tool; it is not subject to appeal. OCRM welcomes comments from the public on these planning documents.

*****SWMPs** Stormwater Master Plans – OCRM is reviewing the listed SWMPs for planning purposes only. Permitting decisions will occur when future applications are processed by OCRM. OCRM welcomes comments from the public on these planning documents.

******PERs** Preliminary Engineering Reports – OCRM is reviewing the lists PERs for the purpose of commenting to other sections of DHEC concerning this document. OCRM will not be issuing a coastal zone consistency certification at this time but providing comments. If this proposal moves forward to the permitting process, OCRM would at that time do a full coastal zone consistency review.

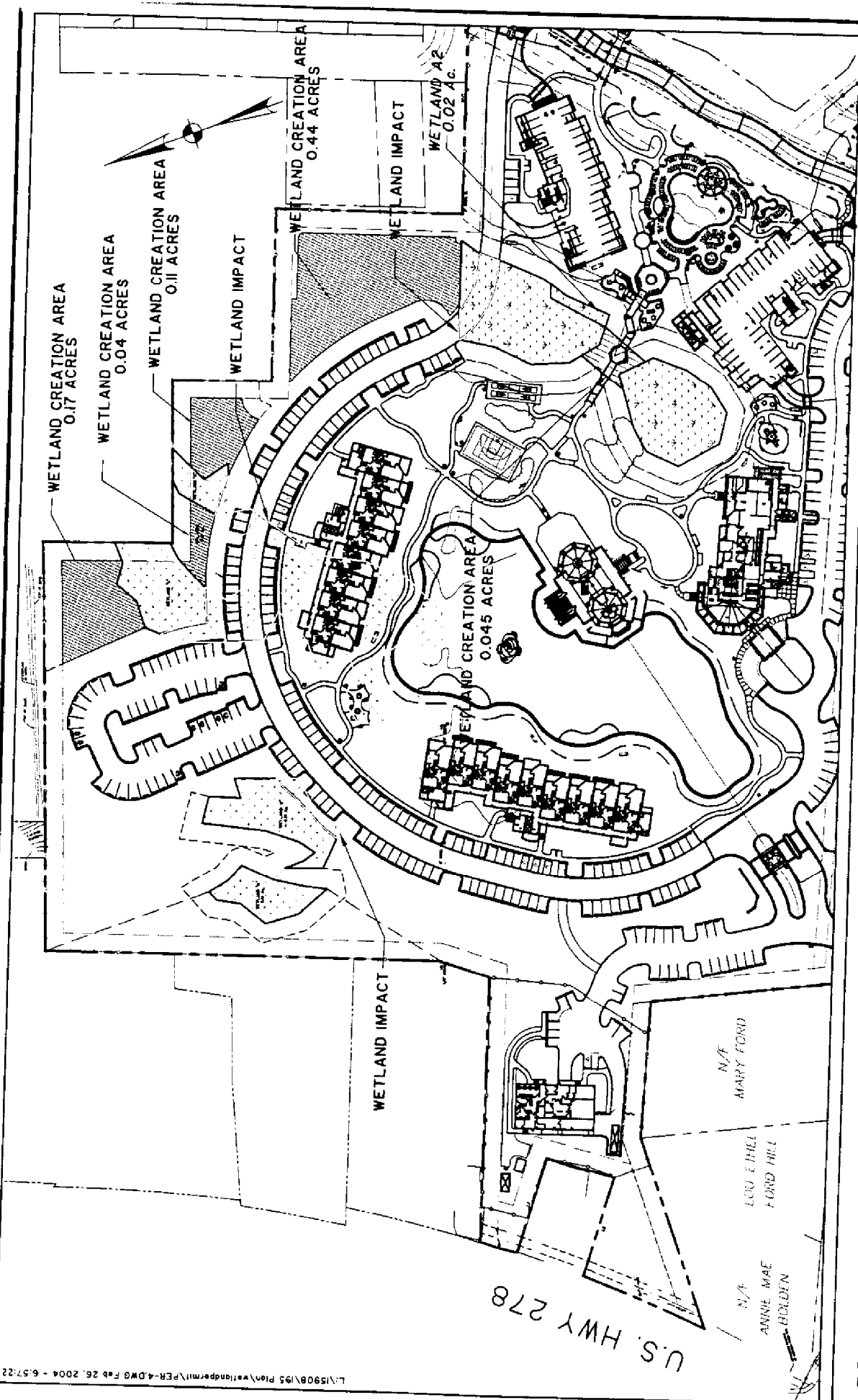


PROPOSED ACTIVITY: WETLAND
 IMPACTS FOR ROADWAY, UTILITIES
 AND BUILDING CONSTRUCTION
 COUNTY: BEAUFORT COUNTY, SOUTH CAROLINA
 APPLICANT:
 MVCI

USGS QUADRANGLE MAP
 DATE: FEBRUARY 26, 2004
 SHEET 3 OF 9
 SOURCE: THOMAS & HUTTON ENGINEERING CO.
 SCALE: 1" = 2000'

L:\15908\195 Plan\wetland\permit\PER-4DWG Feb 26, 2004 - 6:57:22

U.S. HWY 278



PROJECT SITE PLAN

DATE: FEBRUARY 26, 2004

SHEET 4 OF 9

SOURCE: THOMAS & HUTTON ENGINEERING CO.

NOT TO SCALE

PROPOSED ACTIVITY: WETLAND
IMPACTS FOR ROADWAY, UTILITIES
AND BUILDING CONSTRUCTION
COUNTY: BEAUFORT COUNTY, SOUTH CAROLINA
APPLICANT: MVC1

WETLAND IMPACTS

TOTAL TRACT

29.21 ACRES

IMPACT

ROAD, UTILITY
CROSSINGS AND
BUILDING CONSTRUCTION

TYPE OF IMPACT

WETLAND FILL

ACREAGE

0.08 ACRES
0.02 ACRES
0.66 ACRES

TOTAL IMPACTS

0.74 ACRES

WETLAND PRESERVATION

0.93 ACRES

MITIGATION

UPLAND BUFFER

CREATED WETLAND AREA

ACREAGE

0.96 ACRES

0.045 ACRES
0.04 ACRES
0.44 ACRES
0.17 ACRES
0.11 ACRES
0.81 ACRES

TOTAL MITIGATION

1.77 ACRES

AVERAGE BUFFER WIDTH

25.7'

MITIGATION TO IMPACT RATIO
(PROJECT COMPOSITE)

2.39 TO 1

WETLAND IMPACT SUMMARY

DATE: FEBRUARY 26, 2004

SHEET 2 OF 9

SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY: WETLAND
IMPACTS FOR ROADWAY, UTILITIES
AND BUILDING CONSTRUCTION

COUNTY:

BEAUFORT COUNTY, SOUTH CAROLINA

APPLICANT:

MVCI